

CITY OF MUSKEGON  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES

**April 11, 2013**

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, L. Mikesell, B. Mazade, J. Doyle, S. Gawron, B. Larson

MEMBERS ABSENT: Excused; W. Parker, B. Smith, T. Michalski

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: M. Price, 1298 Lakeshore Drive

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of March 14, 2013 be approved, was made by S. Gawron, supported by L. Spataro and unanimously approved.

B. Mazade arrived at 4:03 p.m.

PUBLIC HEARINGS

Hearing, Case 2013-08: Request for a special use permit, per Section 2203 (Non-Conforming Structures) of the Zoning Ordinance to allow a non-conforming structure to be increased by no more than 30% at 1298 Lakeshore Drive, by Mary Price. M. Franzak presented the staff report. The property measures 67 x 229 feet and is considered a legal lot. However, the structure does not meet the side setbacks of 8'20", which makes the structure legally non-conforming. The side setbacks are 7'6" on the east side and 6'3" on the west side. Non-conforming structures may be expanded up to 30% with a Special Use Permit from the Planning Commission, which is why the owner has submitted this request. The current size of the home is 2,970 square feet, and the proposed addition is 595 square feet (17%). The current front setback is about 25 feet; the new front setback will be about 19 feet. Most homes in this area have an even smaller setback, and this addition will make the structure more in line with the surrounding homes. The driveway will still have adequate space for two outdoor parking spaces, plus additional garage spaces. Notice was sent to neighbors within 300 feet of this property. The neighbors to the west at 1284 Lakeshore Drive submitted a letter in favor of the request.

A motion to close the public hearing was made by L. Spataro, supported by L. Mikesell and unanimously approved.

A motion that the special land use permit, per Section 2203 of Article XXII of the Zoning Ordinance, to allow a non-conforming structure to be expanded more than 30%, at 1983 Lakeshore Drive, in an R-1, Single Family Residential District, by Mary Price be approved, based on compliance with the City's Master Land Use Plan and conditions set forth in Section 2203 of the City of Muskegon Zoning Ordinance with the conditions that 1) The property owner shall permit the zoning administrator or other zoning staff in the premises at reasonable times to review compliance with this permit, 2) The Special Land Use permit document shall be recorded with the register of deeds prior to establishment

of the use, and 3) The Special Land Use permit shall become null and void within one year of the public hearing if the use has not been established or there is a violation of condition 1 – 2, was made by J. Doyle, supported by S. Gawron and unanimously approved.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

Complete Streets Seminar – L. Mikesell attended a seminar on complete streets and shared information on the topic with board members.

There being no further business, the meeting was adjourned at 4:22 p.m.